

Talbot Terrace, Lewes

Guide Price £600,000

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Tucked away on a quiet, no-through road in the sought-after Pells area of Lewes, this beautiful two bedroom mid-terraced period home effortlessly combines traditional character with modern living, offering approximately 973 sq ft of accommodation arranged over three floors.

Behind its attractive bay-fronted façade, the property opens into a wonderfully inviting open-plan living and dining space, featuring wooden flooring, a feature fireplace, exposed brickwork and a wood-burning stove. The accommodation flows naturally into the modernised kitchen, fitted with shaker-style cabinetry and wooden worktops, whilst a striking roof lantern and doors opening directly onto the garden allow natural light to flood the space.

The first floor comprises a generous double bedroom with an exposed brick chimney breast and period fireplace, alongside an impressive bathroom complete with a freestanding roll-top bath, separate shower and period fireplace. Occupying the second floor is a spacious double bedroom with characterful sloping ceilings and a rooflight.

The enchanting rear garden is arranged over several levels, with established trees, mature planting, brick steps and tucked-away seating areas, creating a leafy retreat with a wonderful cottage garden feel. A separate external utility room provides a welcome practical addition, whilst the property also offers scope for further extension, subject to the necessary planning permissions and consents.

Talbot Terrace enjoys a peaceful yet incredibly convenient position in the ever-popular Pells neighbourhood. Lewes town centre, with its independent shops, cafés and traditional pubs, is just moments away, alongside the much-loved Pells Pool and recreation ground.

Beautifully individual and brimming with character, this is a home that captures much of what makes living in Lewes so special.

























Livig Room
10'7" x 11'8" (3.23m x 3.56m)

Dining Room
13'10" x 12'1" (4.22m x 3.68m)

Kitchen
12'11" x 10'0" (3.94m x 3.05m)

Bedroom 1
13'10" x 10'2" (4.22m x 3.10m)

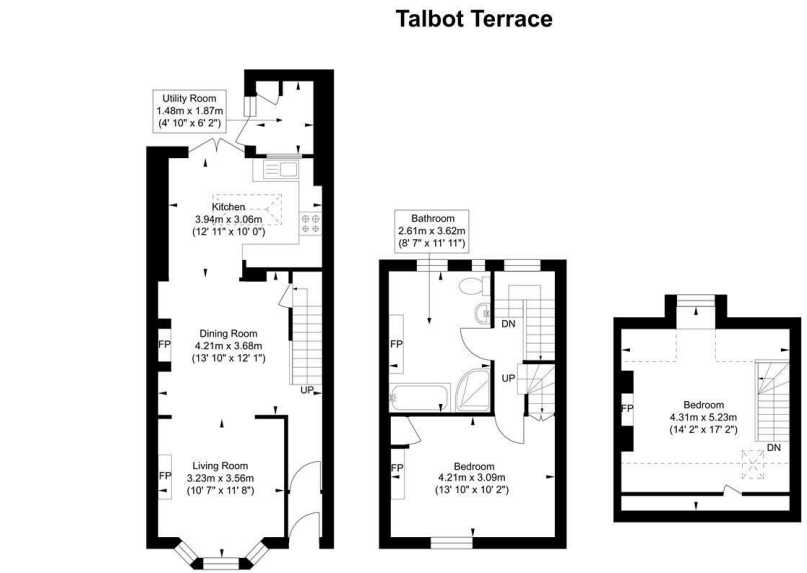
Bedroom 2
14'2" x 17'2" (4.32m x 5.23m)

Bathroom
8'7" x 11'11" (2.62m x 3.63m)

Utility Room
4'10" x 6'2" (1.47m x 1.88m)

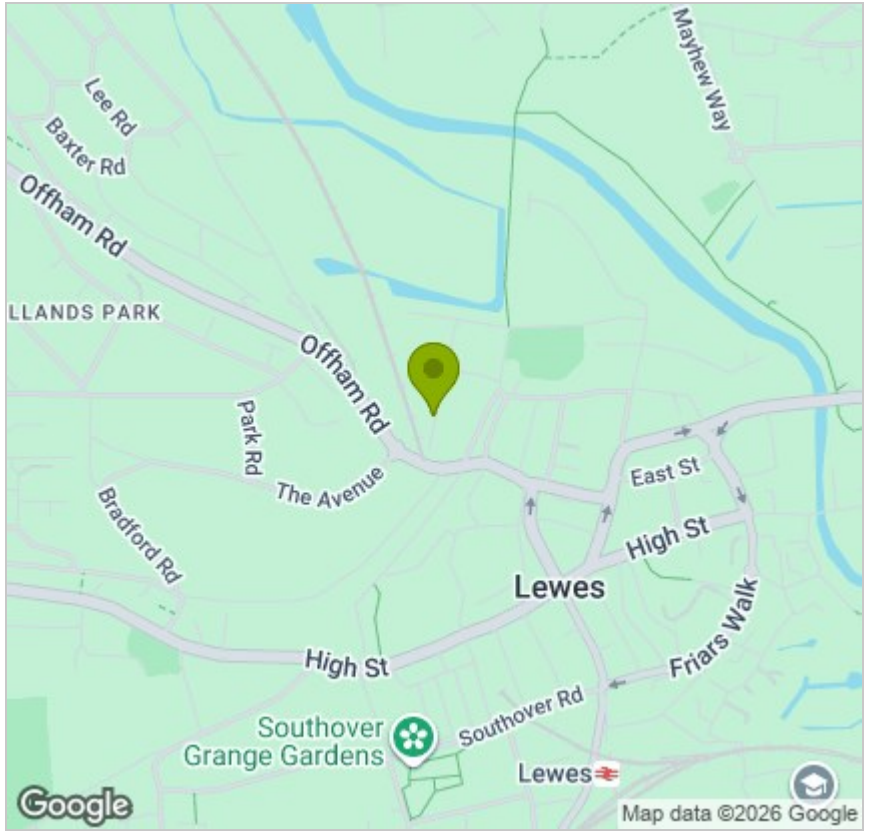
Council Tax Band C - £2,449.93 Per Annum

Floor Plan

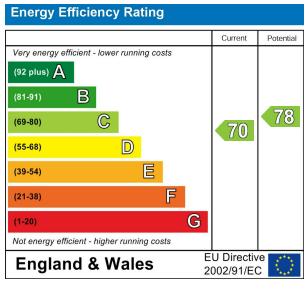


Approximate Gross Internal Area (Excluding Utility Room) = 90.42 sq m / 973.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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